

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9/78 Holyrood Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Hampton

Period - From 01/01/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/78 Holyrood St HAMPTON 3188	\$972,500	23/06/2021
2	3/78 Holyrood St HAMPTON 3188	\$955,000	03/01/2022
3	15/78 Holyrood St HAMPTON 3188	\$925,000	27/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/02/2022 21:24

9/78 Holyrood Street, Hampton Vic 3188

ATRIA
REAL ESTATE

Simone Chin
03 8680 9461
0403 857 266

simone@atriarealestate.com.au

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

Year ending December 2021: \$1,100,000



2 2 2

Property Type: Unit

Agent Comments

Comparable Properties

12/78 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

3 - 2

Price: \$972,500

Method: Private Sale

Date: 23/06/2021

Rooms: 4

Property Type: Apartment



3/78 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$955,000

Method: Private Sale

Date: 03/01/2022

Property Type: Apartment



15/78 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

2 2 2

Price: \$925,000

Method: Private Sale

Date: 27/08/2021

Property Type: Apartment

Account - Atria Real Estate



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.